

# DEPARTMENT OF TRANSPORTATION VACANT LAND FOR SALE 6.95 Acres



LOCATED 4201 95<sup>th</sup> Avenue North, Brooklyn Park, MN  
(Nobles Parkway and TH 610 – former park and ride)

**Sale Number 139417**  
Conveyance 2015-0024  
C.S.: 2771 (610=333) 902  
Parcel: 236

Bid Opening  
To Be Determined

For further information contact  
[LandSales.MN.DOT@state.mn.us](mailto:LandSales.MN.DOT@state.mn.us)

Web Site: <http://www.dot.state.mn.us/row/propsales.html>

## Site Photos



Taken from near the southern boundary of the subject facing north



Taken near the southwest corner of the site facing northeast



# Site Photos

## SUBJECT PHOTOGRAPHS



Taken near the northern boundary of the site facing south



Taken near the northeast corner of the site, facing southwest



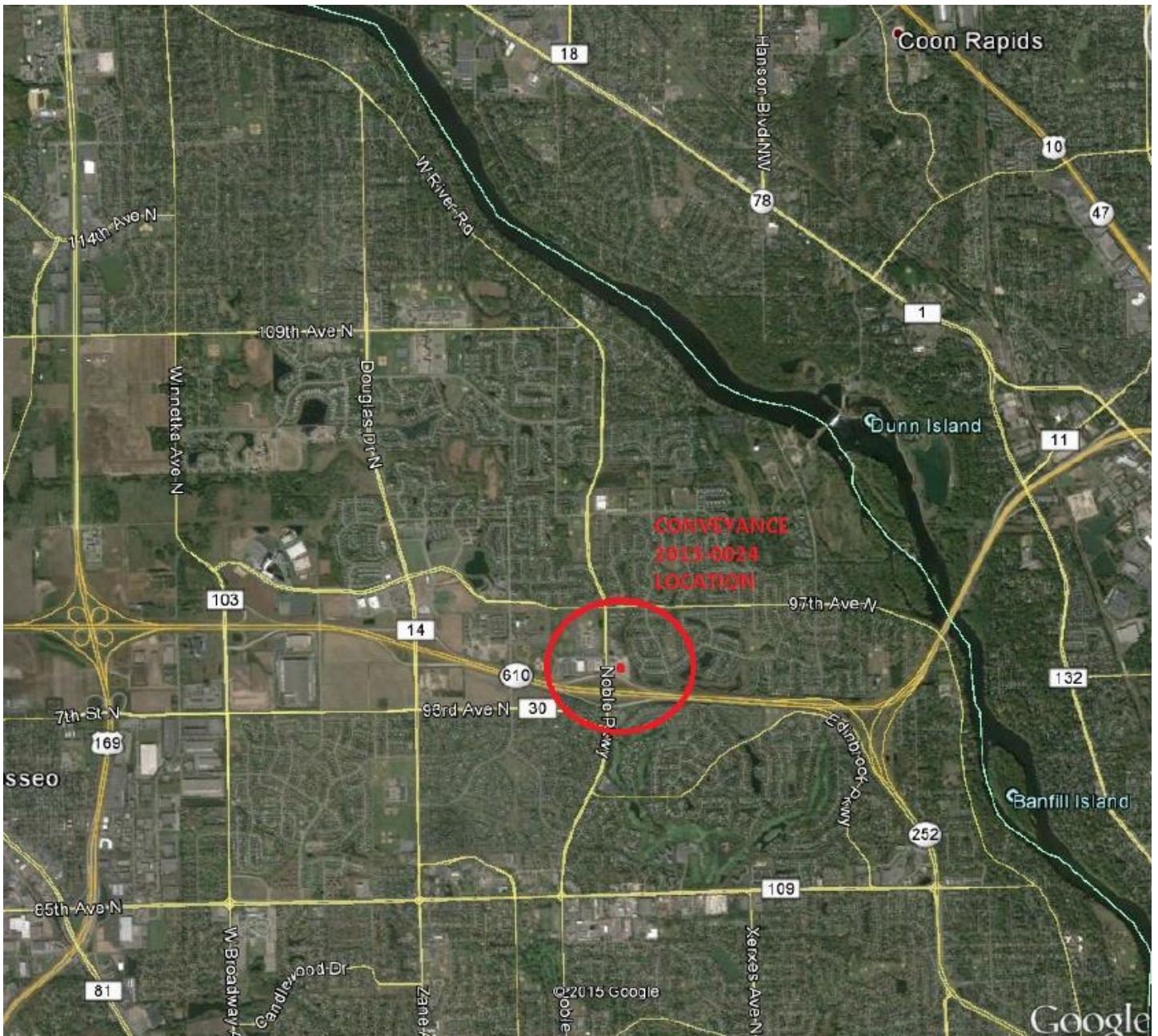
# Site Sketch



NOTE: This map is not part of the bid form. This map is enclosed for the convenience of the bidder, to aid in identifying the general location of the land being offered for sale. Outlines of buildings and other items of construction, which are shown on the map, may not represent current conditions.



# Location Map



# Legal Description

November 23, 2015  
2015-0024-2771

## DESCRIPTION FOR CONVEYANCE

Parcel 236 C.S. 2771 (610=333) 902

All of Tract A described below:

Tract A. That part of the Southeast Quarter of the Southwest Quarter of Section 10, Township 119 North, Range 21 West, Hennepin County, Minnesota, described as follows: Beginning at Right of Way Boundary Corner B76 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-79 as the same is on file and of record in the office of the County Recorder in and for said Hennepin County; thence southeasterly on an azimuth of 147 degrees 31 minutes 09 seconds along the boundary of said plat for 158.96 feet to Right of Way Boundary Corner B77; thence on an azimuth of 175 degrees 46 minutes 39 seconds along the boundary of said plat for 523.11 feet to Right of Way Boundary Corner B14; thence on an azimuth of 296 degrees 16 minutes 14 seconds for 212.66 feet; thence on an azimuth of 295 degrees 17 minutes 23 seconds for 248.71 feet; thence on an azimuth of 284 degrees 09 minutes 27 seconds for 224.28 feet; thence on an azimuth of 00 degrees 00 minutes 16 seconds for 248.13 feet; thence on an azimuth of 09 degrees 29 minutes 13 seconds for 122.57 feet; thence on an azimuth of 91 degrees 58 minutes 36 seconds for 63.71 feet; thence on an azimuth of 00 degrees 54 minutes 39 seconds for 33.40 feet to the boundary of said Plat No. 27-79; thence on an azimuth of 89 degrees 57 minutes 23 seconds along the boundary of said plat for 424.73 feet to the point of beginning;

containing 6.85 acres, more or less;

Subject to the following restrictions:

No access shall be permitted to Trunk Highway No. 610, to Noble Avenue and to County Road No. 30 from the lands herein conveyed.

# **ADDITIONAL COMMENTS**

## **DEVELOPMENT OPPORTUNITY IN BROOKLYN PARK!**

Located off of Nobles Parkway and 95<sup>th</sup> Avenue North this site was previously developed as a Park and Ride Lot for Metro Transit but is no longer needed due to a larger facility that was recently constructed just west of this location.

The property is zoned PI, Public Institutional District, and is guided Institutional.

Access is available from 95<sup>th</sup> Avenue North and has great visibility from Trunk Highway 610. The property has urban service utilities including municipal water and sanitary sewer.